

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2024-260

Proposal: Private sewer mains including pump station and associated works

Subject Site: Kingston Beach Golf Club, 1 Channel Highway, Kingston, CT 150666/1 and adjoining road reserve

Responsible Planning Officer: Cassinia Devries

Advertised Documents:

- Application Plans
- Engineering Advice
- Natural Values Assessment

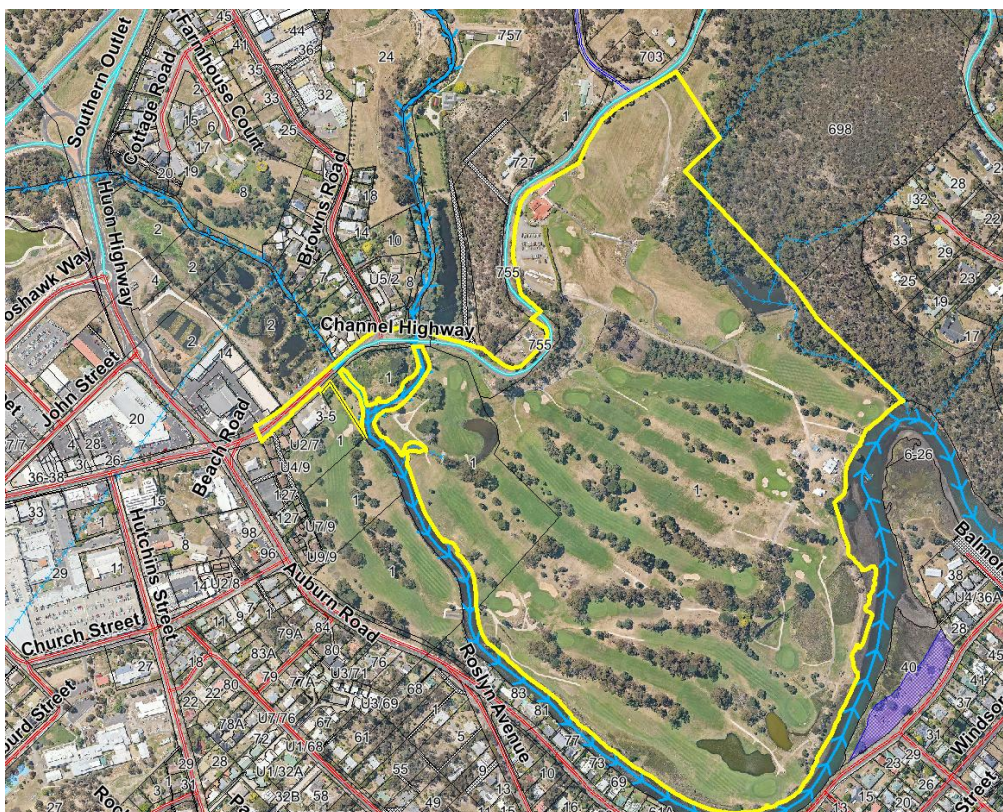
Available upon request:

- Application Form
- Copy of Title

NOTE: The documents included for advertising (public notice) have been provided by the applicant. The advertising of the documentation does not confirm that Council agrees with, or endorses, the content or assessments.

Representations:

Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **14 July 2026**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to kc@kingborough.tas.gov.au.



PROJECT NOTES

DRAWING LIST

DRAWING	TITLE	REV	DATE
1843-01	INDEX, NOTES AND OVERALL PLAN	F	27/05/2026
1843-02	GENERAL ARRANGEMENT - SITE PLAN	F	27/05/2026
1843-03	SEWER MAIN LONG SECTION	D	18/10/2023
1843-10	INTERIM PLANNING SCHEME OVERLAY - SHEET 1	A	14/08/2025
1843-11	INTERIM PLANNING SCHEME OVERLAY - SHEET 2	A	14/08/2025
1843-12	INTERIM PLANNING SCHEME OVERLAY - SHEET 3	A	14/08/2025

GENERAL NOTES:

- THESE NOTES HAVE BEEN PREPARED AS A GUIDE TO RELEVANT CODES, REGULATIONS AND STANDARDS FOR USE BY THE CONTRACTOR DURING THE CONSTRUCTION PROCESS.
- ALL INFRASTRUCTURE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS AND GUIDELINES.
- ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE TASMANIAN STANDARD DRAWINGS (TSD'S). WHERE DIFFERENCES EXIST BETWEEN THE PLANS AND THE TSD'S, THESE CONTRACT DRAWINGS SHALL TAKE PRECEDENCE.
- ON COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL RUBBISH AND SPOIL FROM THE SITE.
- UNLESS NOTED OTHERWISE ON A PARTICULAR DRAWING THESE NOTES APPLY TO ALL DRAWINGS IN THIS SET.
- ALL LEVELS ARE TO BE CONFIRMED PRIOR TO COMMENCEMENT OF WORKS.
- ALL LEVELS ARE IN METRES (M) TO AUSTRALIAN HEIGHT DATUM (A.H.D.).
- ALL COORDINATES ARE IN METRES (M) TO GDA94 MGA ZONE 55.
- ANY AMBIGUITY OR DISCREPANCY SHALL BE REFERRED TO THE SUPERINTENDENT FOR CLARIFICATION BEFORE WORK COMMENCES.
- OBTAIN NECESSARY PERMITS AND APPROVALS FROM RELEVANT AUTHORITIES BEFORE COMMENCING WORK ON SITE.
- GIVE THE SUPERINTENDENT TWO WORKING DAYS (48 HOURS) NOTICE SO THAT INSPECTION MAY BE MADE OF CRITICAL STAGES OF WORK.
- DO NOT OBTAIN DIMENSIONS BY SCALING FROM DRAWINGS.
- HAVE SURVEY AND SETTING OUT UNDERTAKEN BY A REGISTERED SURVEYOR.
- TAKE PRECAUTIONS TO ESTABLISH LOCATION OF AND PROTECT EXISTING SERVICES AT SITE. SERVICES SHOWN ON DRAWINGS ARE IN APPROXIMATE LOCATIONS ONLY. SERVICES OTHER THAN THOSE SHOWN MAY EXIST ON SITE. HAND EXCAVATE WITHIN ONE METRE OF SERVICES. WORKMANSHIP AND MATERIALS TO COMPLY WITH REQUIREMENTS OF SAA CODES, BUILDING CODE OF AUSTRALIA AND BY-LAWS AND ORDINANCES OF RELEVANT BUILDING AUTHORITIES.
- ALL CODES REFERRED TO ARE THOSE CURRENT (AS AMENDED) AT COMMENCEMENT OF CONTRACT.
- CONSTRUCTION METHODS ARE RESPONSIBILITY OF THE CONTRACTOR.
- IMPLEMENT SOIL AND WATER MANAGEMENT PROCEDURES TO AVOID EROSION, CONTAMINATION AND SEDIMENTATION OF SITE, SURROUNDING AREAS AND DRAINAGE SYSTEMS.

PRIVATE SEWER NOTES:

- ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY THE REGULATING AUTHORITY AT COST TO CONTRACTOR UNLESS APPROVED OTHERWISE.
- ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
- GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH AS3500 AND THE TASMANIAN PLUMBING CODE
- ALL PIPE WORK UNDER TRAFFICABLE AREAS, INCLUDING DRIVEWAYS, IS TO BE BACKFILLED WITH COMPACTED FCR.
- PIPES TO BE MIN. uPVC CLASS SN4, PIPES UNDER TRAFFICABLE AREAS TO BE SN8 U.N.O.
- MINIMUM COVER FOR INTERNAL PIPES SHALL BE 300mm.
- ALL PIPEWORK TO BE INSPECTED BY COUNCIL PRIOR TO BACKFILL.
- MINIMUM GRADIENT FOR GRAVITY PIPEWORK SHALL BE 1.65%
- INSTALLATION TO BE IN ACCORDANCE WITH AS3500.2



SITE PERSPECTIVE

Kingborough Council

Development Application: DA-2024-260
Plan Reference No: P4
Date Received: 24/6/2026
Date placed on Public Exhibition: 01/7/2026

BEWARE OF UNDERGROUND SERVICES

THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

Rev No	Revision note	Date	Checked	Approved
B	ISSUED FOR APPROVAL	12/06/2023	MM	MM
C	TASWATER AMENDMENTS-ISSUED FOR APPROVAL	08/08/2023	MM	MM
D	ISSUE FOR APPROVAL	18/10/2023	MM	MM
E	ADDRESSING COUNCIL RFIs	14/08/2025	MM	MM
F	ISSUED FOR APPROVAL - MINOR ALIGNMENT CHANGE	27/05/2026	MM	MM

FOR APPROVAL



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Drawn By: MM	Date: 02/02/2026	Client: KINGSTON BEACH GOLF CLUB
Designed By: MM	Date: 02/02/2026	Project: CONNECTION TO TASWATER SEWER
Checked By: CF	Date: 02/02/2026	Title: INDEX, NOTES AND SITE PERSPECTIVE
Approved By: xxxxx	Date: xxxxx	Scale: NOT TO SCALE
		A3
		1843 - 01
		F

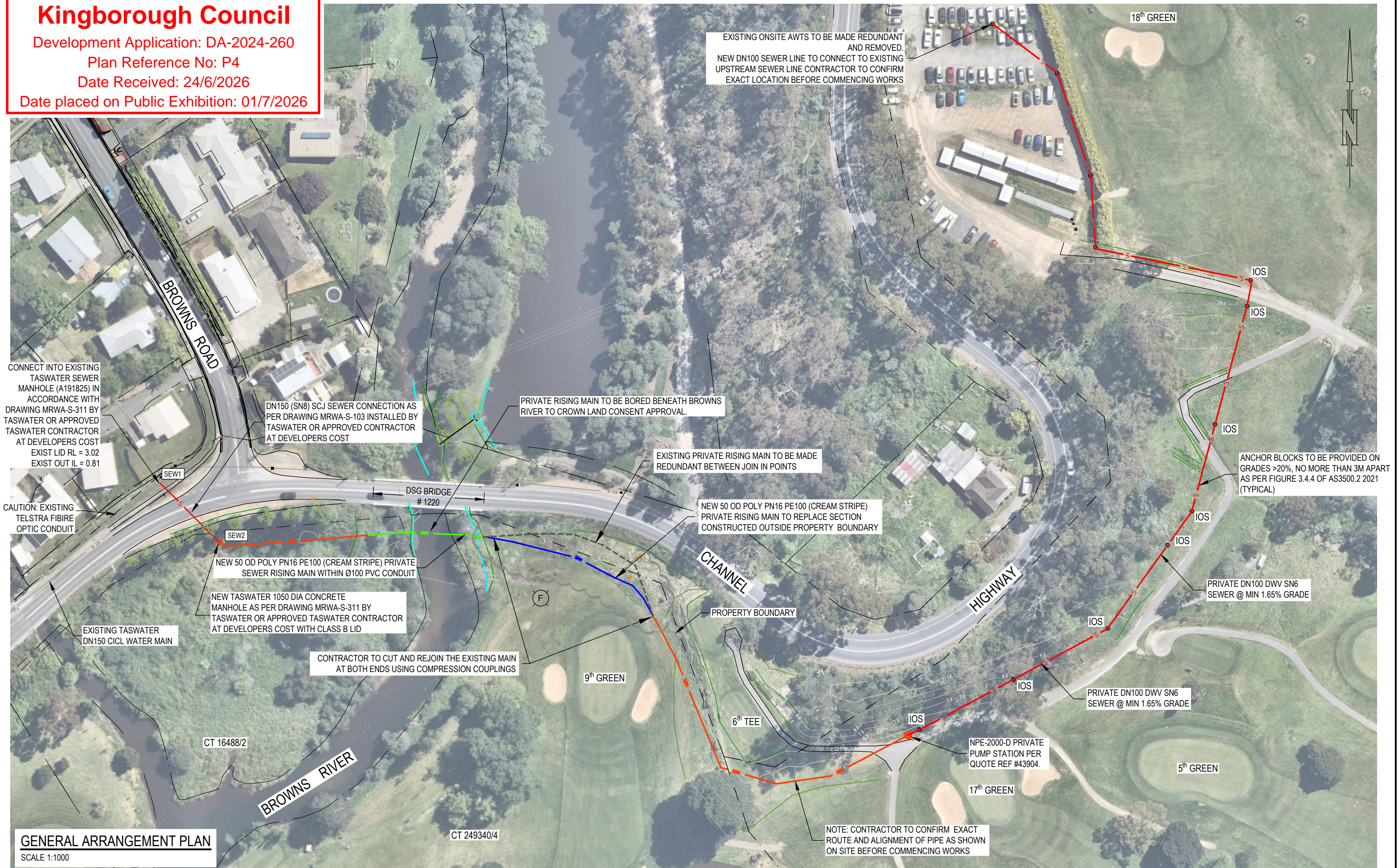
Kingborough Council

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GENERAL ARRANGEMENT PLAN
SCALE 1:1000

Rev No	Revision note	Date	Checked	Approved
B	ISSUED FOR APPROVAL	12/6/2023	MM	MM
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FOR APPROVAL




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Designed By: MM	Date: 02/02/2026
Checked By: CF	Date: 02/02/2026
Approved By: xxxxx	Date: xxxxx

Client: KINGSTON BEACH GOLF CLUB	Project: CONNECTION TO TASWATER SEWER	Title: GENERAL ARRANGEMENT
Scale: 1:1000	A3	1843 - 02
		F

 denotes 150mm SN8 UPVC
 denotes DN50 PN16 SDR11
 denotes 100mm UPVC sleeve with DN50 PN16 SDR11 within

NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

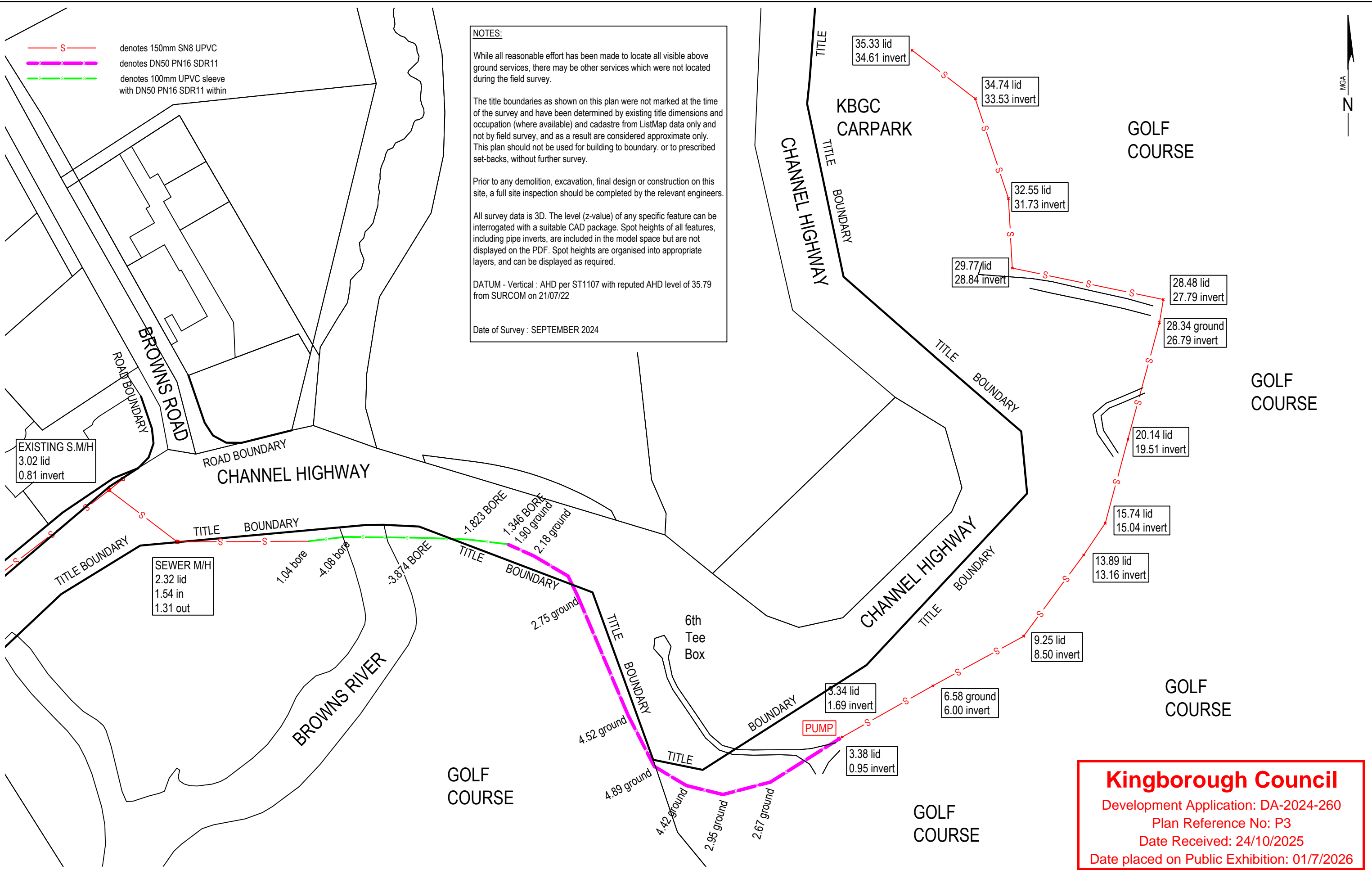
The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) and cadastre from ListMap data only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary, or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per ST1107 with reputed AHD level of 35.79 from SURCOM on 21/07/22

Date of Survey : SEPTEMBER 2024



Kingborough Council
 Development Application: DA-2024-260
 Plan Reference No: P3
 Date Received: 24/10/2025
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AMENDMENTS		
No.	Revision/Issue	Date



Unit G04 40 Mollie Street,
 HOBART TAS 7000
 P 03 6118 2030
 E admin@lccsurvey.com

Project Name and Address
KINGSTON BEACH GOLF CLUB
 KINGSTON BEACH

Drawing Title
AS CONSTRUCTED PLAN
NEW SEWER LINE
 Client
 KINGSTON BEACH GOLF CLUB

SCALE
 0 10 20 30 40
 1:1000 at A3
 Contour Interval
 N/A
 Date
 5 / 05 / 25

FILE REF:
12835
 SHEET 1 of 2
 Geocivil Ref: 1283501_detail
 AutoCAD Ref: 1283501_detail
 DRAWN: ML
 CHECKED: NL
 DATUM: MGA94
 Vert: AHD



Kingborough Council
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AMENDMENTS		
No.	Revision/Issue	Date



Unit G04 40 Mollie Street,
 HOBART TAS 7000
 P 03 6118 2030
 E admin@lccsurvey.com

Project Name and Address
KINGSTON BEACH GOLF CLUB
 KINGSTON BEACH

Drawing Title
AS CONSTRUCTED PLAN
NEW SEWER LINE

Client
 KINGSTON BEACH GOLF CLUB

SCALE
 0 10 20 30 40
 1:1000 at A3

Contour Interval
 N/A

Date
 5 / 5 / 25

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SHEET
 2 of 2

DRAWN
 ML

CHK'D
 NL

FILE REF:
12835

Geocivil Ref
 1283501_detail

AutoCAD Ref
 1283501_detail

DATUM
 MGA94

Horz:
 AHD

Vert:

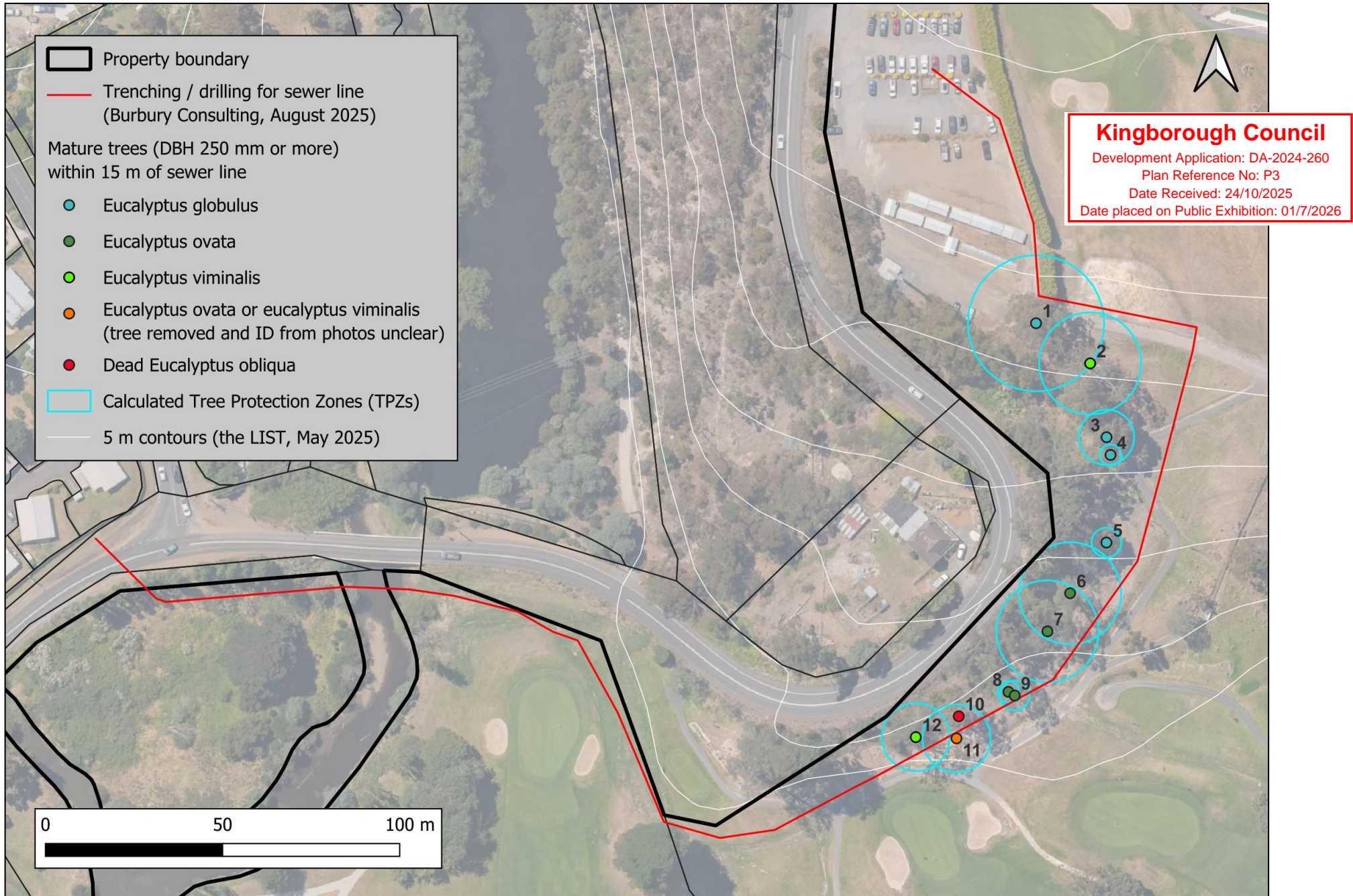


Figure 8 - Mature trees (DBH of 250 mm or more) within 15 m of works for the sewer line

Table 1 – Mature trees (DBH 250 mm or more) within 15 m of works for the new sewer line

Tree#	Species	DBH * (m)	TPZ # (m)	% TPZ impacted	HCVT (Y/N)	Action	Comments
1	<i>Eucalyptus globulus</i>	1.60	19.2	2.56	Y	Retain	
2	<i>Eucalyptus viminalis</i>	1.20	14.4	0.00	Y	Retain	Senescence and hollow formation
3	<i>Eucalyptus globulus</i>	0.65	7.8	0.00	Y	Retain	
4	<i>Eucalyptus globulus</i>	0.25	3.0	0.00	N	Retain	
5	<i>Eucalyptus globulus</i>	0.35	4.2	0.00	N	Retain	Quinfurcating
6	<i>Eucalyptus ovata</i>	1.20	14.4	3.20	Y	Retain	Senescence, large hollows and recently broken branch
7	<i>Eucalyptus ovata</i>	1.20	14.4	3.40	Y	Retain	Senescence and large hollows
8	<i>Eucalyptus ovata</i>	0.25	3.0	0.70	N	Retain	
9	<i>Eucalyptus ovata</i>	0.35	4.2	14.10	N	Retain	Trifurcating
10	<i>Dead Eucalyptus obliqua</i>				N	Retain	Dead
11	<i>Eucalyptus ovata</i> or <i>Eucalyptus viminalis</i>	+/- 0.80	9.6	6.60	Y	Removed	Not enough evidence from photos to confirm ID
12	<i>Eucalyptus viminalis</i>	0.80	9.6	5.70	Y	Retain	Senescence and hollow potential

* Rounded to the nearest 50 mm

TPZ = Tree Protection Zone.

* Rounded to the nearest 50 mm

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